

WARRANTY DEED  
Corporate Grantor

63-3-135✓

58-56

**Know all Men by these Presents,**

002218

TRANSFER  
TAX  
PAID**That** PETRA REALTY, INC.,

a Corporation organized and existing under the laws of the State of Maine,

and having a place of business at Waterville,

in the County of Kennebec and State of Maine

in consideration of One dollar and other valuable consideration

paid by GERARD MICHAUD and CHERYL A. MICHAUD,

whose mailing address is 32 Columbia Road, Waterville, Maine

the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey**  
unto the said GERARD MICHAUD and CHERYL A. MICHAUD, their

heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situate in Waterville, in the County of Kennebec, and State of Maine, and bounded and described as follows, to wit:-

Commencing at a stone bound at the intersection of the westerly line of College Avenue and the southerly line of Myrtle Street; thence southerly in the westerly line of College Avenue sixty-three (63') feet to a pin set in the northeasterly corner of property now or formerly of Edmond F. and Frances S. Traynor; thence in a westerly direction in the northerly line of land now or formerly of said Traynor eighty and five tenths (80.5') feet to the southeasterly corner of property now or formerly owned by Arthur F. and Lorene L. Lane; thence northerly in the easterly line of land now or formerly of said Lane, sixty-nine and seven tenths (69.7') feet to the southerly line of Myrtle Street; thence easterly in the southerly line of Myrtle Street eighty and seven tenths (80.7') feet to the point of beginning.

Being the same premises conveyed to the grantor herein by Deed of Fred M. Petra and Shirley S. Petra dated July 7, 1972 and recorded in the Kennebec Registry at Book 1588, Page 468.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said GERARD MICHAUD and CHERYL A. MICHAUD, their

heirs and assigns, to them and their use and behoof forever.

**And** the said Grantor Corporation does hereby ~~warrant~~ with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof**, the said PETRA REALTY, INC.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

FRED M. PETRA, its President

thereunto duly authorized, this twenty-fifth day of the month of January, A.D. 1988.

**Signed, Sealed and Delivered**

in presence of



...PETRA REALTY, INC.  
(Corporate Name)

*Dennis W. Matthews*

By FRED M. PETRA

Its President

**State of Maine, County of** Kennebec **ss.** January 25, 1988.

Then personally appeared the above named FRED M. PETRA

President

of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,



*Dennis W. Matthews*  
Notary Public

Dennis W. Matthews

Printed Name

RECEIVED KENNEBEC SS.

1988 FEB -8 AM 9:00

RECORDED FROM ORIGINAL